



December 28, 2017

Mr. Andy Coelho
Sunrise Senior Living – Senior Vice President
7902 Westpark Drive
McLean, VA 22102

Re: PCN 251824 – 3920 Alton Place, NW

Dear Mr. Coelho:

Reference is made regarding the proposed demolition of an existing church structure and construction of a 4-story assisted living and church facility. The site is located at 3920 Alton Place, NW and is in the vicinity of WMATA Red Line tunnel. WMATA has determined that this project will have impact on WMATA property and facilities. Subject to your concurrence with the terms of this Letter Agreement, WMATA will support the project, as described below.

Your execution of this letter agreement is necessary for:

- The start of WMATA general coordination, design review and operations support of your project;
- Confirmation that you, the Owner/Developer/Contractor, will comply with WMATA Standards and Criteria, WMATA Adjacent Construction Project Manual and WMATA operational and safety requirements while working on or adjacent to WMATA property, facilities and operations, be it Metrorail or Metrobus; and
- Confirmation that you, the Owner/Developer/Contractor, will pay WMATA costs for administrative coordination, design and construction documents review, construction oversight and operational support.

It is WMATA policy that the Owner/Developer/Contractor fully fund the WMATA staff costs for adjacent construction projects. WMATA will not perform the necessary work, including coordination efforts on this project unless this Letter Agreement has been executed and WMATA has received and processed your invoice payment.

Based upon the correspondence received by WMATA to date, WMATA foresees a project duration of twenty (20) months, and the level of WMATA Support to include but not limited to:

- JDAC Administrative Support
- Engineering and Operations Support

Based on the above parameters, WMATA - JDAC Administrative and Engineering Support costs are estimated to be Thirty Thousand Dollars (\$30,000). WMATA will assess additional costs to your project if WMATA determines that there will be further impacts WMATA property, facilities, infrastructure and/or operations than currently determined.

WMATA will forward an invoice in the amount of \$30,000 to you upon receipt of the signed copy of this Letter Agreement. If the balance of the project account is depleted to \$7,500 or less, WMATA will invoice you incrementally until the project is complete.

Washington
Metropolitan Area
Transit Authority

600 Fifth Street, NW
Washington, DC 20001
202/962-1234

www.wmata.com

A District of Columbia,
Maryland and Virginia
Transit Partnership

Mr. Andy Coelho
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Please note the estimated amount for JDAC Administrative, Engineering and other support does not include costs for the following additional items, if applicable to your project:

- Real Estate Permit for temporary use and entry of WMATA property.
- Real Estate value for temporary or permanent use of WMATA property.
- Escorts or flagmen within the Metrorail system.
- Service changes to Metrorail or Metrobus, plus customer communications.
- Use of Metrorail work train or other special WMATA equipment.

The undersigned is financially responsible for all WMATA costs. Please have this Letter Agreement signed in the space provided and submit the original signed agreement to WMATA, Joint Development and Adjacent Construction, 3500 Pennsy Drive ^{PARP Ex. 6.1.6} Landover, Maryland 20785, ATTN: Shee Newman. Also, please email a copy of the signed Letter Agreement to Kiley Maynard at ^{PARP Ex. 6.1.6} kmaynard@wmata.com prior to mailing.

If you have any questions, or require additional information, please call Kiley Maynard at 301-955-^{PARP Ex. 6.1.6}

Sincerely,


^{PARP Ex. 6.1.6}

Benli Li.
Senior Program Manager
Joint Development and Adjacent Construction

cc: JDAC - S. Fells, K. Maynard

AGREED:

Name (print)

Telephone No.

Organization

Signature

Date

From: [Frank Pinto](#)
To: JDAC@wmata.com; [\[REDACTED\]@wmata.com](mailto:[REDACTED]@wmata.com)
Cc: [Brian Werrell](#); [Steve Ruiz](#); [Philip Kroskin](#) - Sunrise Senior Living (PARP Ex. 6.1.6) [Andy Coelho](#)
Subject: SSL Tenley Circle | 3920 Alton Place, NW Impact Analysis Request
Date: Monday, October 02, 2017 6:25:23 PM
Attachments: [2017-09-20 WABC SSL Plans.pdf](#)
[Preliminary LOT - Sunrise at Tenley.pdf](#)
[170814 - Prelim Eng Plan - DC152041.pdf](#)
[Profile.pdf](#)

Good evening –

We are assisting Sunrise Senior Living with a new project at 3920 Alton Place, NW. The project will consist of the demolition of the existing church structure, and the new construction of a 4-story, CIP new assisted living / church facility. Currently, the program consists of 1 full level of below grade use / parking over the full building footprint and 1 partial level of below grade parking over ½ of the building footprint with TOS for the lower partial level at +362.50'.

Attached is the as-built profile of WMATA structures in the most current form we have been able to obtain. Also attached is the site plan and Geotech report along with preliminary floor plans.

No WMATA structures are indicated in the site plan, but with the tunnel running nearby / below at an approximate 100' depth below TOS, we would like to request an impact analysis be done by your office. And we are happy to schedule a preliminary review with you to discuss other salient project features and potential JDAC implications.

Thank you in advance and please contact me with any questions.

Frank

Frank L. Pinto

Direct [PARP Ex. 6.1.6](#)

Email [PARP Ex. 6.1.6](#)



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